



Order Filed on October 21, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

OFFICE OF THE CHAPTER 13 STANDING TRUSTEE

**Isabel C. Balboa, Esquire
Cherry Tree Corporate Center
535 Route 38, Suite 580
Cherry Hill, New Jersey 08002
(856) 663-5002**

In Re:

LAKESHA N. WALKER

Debtor.

Case No. 19-29415 (JNP)

Judge: Jerrold N. Poslusny, Jr.

CONSENT ORDER RESOLVING TRUSTEE'S OBJECTION TO THE MOTION TO SELL

The relief set forth on the following pages, numbered two (2) through two (2) is hereby **ORDERED**.

DATED: October 21, 2021

A handwritten signature in dark ink, appearing to read "Jerrold N. Poslusny, Jr.", written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

This matter having been brought before the Court by Lee Perlman, Esquire attorney for Debtor, Lakesha N. Walker, upon a motion to sell property located at 4 Du Mont Drive, Millville, New Jersey (thereafter, the “Property”) and Isabel C. Balboa, Chapter 13 Standing Trustee having filed a response, upon agreement with the Trustee and Debtor’s Counsel, Lee Perlman, Esquire, and entry of the within Order, and for other and good cause shown:

IT IS ORDERED that Debtor is permitted to retain the amount of \$35,000 in net proceeds from the sale of property; and

IT IS FURTHER ORDERED that Debtor is to remit the amount of \$13,000 in net sale proceeds to the Chapter 13 Standing Trustee, which shall be paid as an additional base to non-priority unsecured creditors; and

IT IS FURTHER ORDERED that Debtor shall amended Schedules I and J within fourteen (14) days from the date of this Order; and

IT IS FURTHER ORDERED that Debtor shall file a modified plan within fourteen (14) days from the date of the Order.

/s/ Lee M. Perlman
Law Office of Lee M. Perlman
Debtor’s Attorney

10/20/2021
Date

/s/ William H. Clunn, III
William H. Clunn, III, Esquire
Attorney for Isabel C. Balboa
Chapter 13 Standing Trustee

10/20/2021
Date

In re:
Lakesha N. Walker
Debtor

Case No. 19-29415-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Oct 21, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 23, 2021:

Recip ID	Recipient Name and Address
db	+ Lakesha N. Walker, 4 Du Mont Drive, Millville, NJ 08332-9410

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 23, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 21, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor FREEDOM MORTGAGE CORPORATION dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Lee Martin Perlman	on behalf of Debtor Lakesha N. Walker ecf@newjerseybankruptcy.com mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com
Matthew K. Fissel	on behalf of Creditor FREEDOM MORTGAGE CORPORATION wbecf@brockandscott.com matthew.fissel@brockandscott.com

District/off: 0312-1

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Date Rcvd: Oct 21, 2021

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Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William H. Clunn, III

on behalf of Trustee Isabel C. Balboa wclunn@standingtrustee.com

TOTAL: 7